



Staff Report

RESOLUTION TO APPROVE A GENERAL PLAN AMENDMENT TO ADOPT THE 2007-2014 HOUSING ELEMENT AND RESOLUTION TO ADOPT A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS

Honorable Mayor and Council Members:

Summary/Background

At the June 22, 2010 Council hearing, the Council considered a resolution to approve a General Plan Amendment to adopt the draft 2007-2014 Housing Element, and a resolution to adopt the related Initial Study and Negative Declaration of Environmental Impacts. To allow for additional review time, the Council continued the item to tonight's meeting and directed that it be placed on the Consent Agenda for approval.

Both resolutions are included as Attachments "A" and "B" to this report. Attachments "C" through "I" were previously distributed as part of the June 22, 2010 Council staff report (Agenda Item 5B). Staff recommends the Council approve the attached resolutions, thereby amending the General Plan and adopting the 2007-2014 Housing Element and related Initial Study and Negative Declaration of Environmental Impacts.

Discussion

The Housing Element presents a comprehensive set of housing policies and actions for the years 2007–2014. The document builds on an assessment of Belmont's housing needs (including the regional housing needs allocation distributed by the State through the Association of Bay Area Governments) and an evaluation of existing housing programs, available land, and constraints on housing production. The Housing Element update has been a two-year-long collaborative effort by the Council, Planning Commission, and community stakeholders. Once it is adopted by the Council, the document will be sent to the California Department of Housing and Community Development (HCD) for certification.

The City's Housing Element consultant, Dyett and Bhatia, has prepared a memo with a comprehensive list of all changes that were made to the document since the Planning Commission and City Council last reviewed the full text in July 2009 (Attachment "D" to June 22, 2010 Council staff report). The memo summarizes the changes that were made to address HCD's initial comments. Those comments and the resulting changes are minor, do not alter any recommended programs/policies, and are in keeping with similar comments given by HCD to other San Mateo County cities.

In addition to the extensive public outreach, meetings, study sessions, and workshops that have taken place over the last couple of years, the following are some key review dates and anticipated actions in the course of the Housing Element update process:

HCD Review of Housing Element

July 30, 2009: A final version of the 2007-2014 Housing Element was sent to the California Department of Housing and Community Development (HCD) for review.

September 30, 2009: The City received comments back from HCD.

November 2009: A copy of the HCD response letter was shared with the Planning Commission.

December 2009: Minor changes were made to the Housing Element to address HCD's comments.

Summer 2010 (anticipated): Following Council approval of the Resolutions adopting the Housing Element and environmental document, the City will send the Housing Element to HCD for certification.

Fall 2010 (anticipated): HCD certifies Belmont's 2007-2014 Housing Element.

Public Hearings for Final Adoption of Housing Element

June 1, 2010: The Planning Commission held a Public Hearing to review the 2007-2014 Housing Element. The Commission adopted a resolution recommending that the City Council approve a General Plan Amendment to adopt the 2007-2014 Housing Element as presented, and to adopt the associated Negative Declaration of Environmental Impacts.

June 22, 2010: The Council reviewed the Housing Element and Negative Declaration and considered the Planning Commission's recommendation. The Council continued the item to the Consent Agenda of the July 27, 2010 Council meeting.

July 27, 2010 (anticipated): At tonight's meeting, the Council may approve the Resolutions adopting the Housing Element and Negative Declaration.

General Plan/Vision Statement

The Housing Element update is part of a larger General Plan Update that was authorized by the City Council in June 2008. Adoption of the 2007-2014 General Plan Housing Element will establish updated housing goals/policies and help develop housing programs that will guide housing production through the year 2014.

The 2007-2014 Housing Element is consistent with the City's Vision Statement in continuing

Belmont's vision of having "Distinctive Community Character" with "Natural Beauty" and a "Thriving Culture." A majority of the potential housing unit production would be accommodated within the "Belmont Village" zoning area near local businesses, schools, and employment opportunities, with easy access to public transportation and regional transportation networks. Housing development would continue to be limited in Belmont's hillside and open space areas. Mixed-Use development within the new Village District zoning areas would facilitate new economic development opportunities.

Fiscal Impact

The Housing Element update process is part of a larger General Plan Update process that was authorized by the City Council. The update work was funded with both General Plan Update funds and Low-Moderate Income (LMI) Housing set-aside funds from the Redevelopment Area. While adoption of the 2007-2014 Housing Element does commit Community Development staff to assess and complete various studies and Zoning Ordinance updates, a majority of these tasks could be accommodated by existing staff. Approval of this General Plan Amendment is not anticipated to have a fiscal impact on the City of Belmont or the Redevelopment Agency.

Public Contact

The Draft Housing Element, Initial Study, and Negative Declaration of Environmental Impacts were circulated for a 30-day public review period beginning March 26, 2010 and ending April 26, 2010. Notification of this Public Hearing was advertised in a newspaper ten days prior to the hearing, and Community Development staff sent an email notification to our housing interest contact list that has been maintained throughout the entire update process.

Recommendation

1. Staff recommends that the City Council adopt the attached Resolution to approve the General Plan Amendment, thereby adopting the 2007-2014 Housing Element; and,
2. Staff recommends that the City Council adopt the attached Resolution to Adopt the Initial Study and Negative Declaration of Environment Impacts, pursuant to the California Environmental Quality Act.

Alternatives

1. Request that staff and/or the consultant revise the Housing Element text and return to the City Council for additional review.

Attachments

- A. Resolution Approving a General Plan Amendment (2007-2014 Housing Element)
 - B. Resolution to Adopt the CEQA Negative Declaration of Environmental Impacts
- The following attachments were distributed for the June 22, 2020 Council hearing:*
- C. HCD Response Letter – September 30, 2009
 - D. Staff/Consultant Response Memo to HCD Letter – December 23, 2009
 - E. Chapter 4, Page 12 Errata Sheet
 - F. CEQA Notice of Intent and Initial Study/Negative Declaration

- G. Safeway, Inc. Letter Response to Negative Declaration
- H. City Attorney Letter to Safeway, Inc.
- I. 2007-2014 Housing Element

Respectfully submitted,

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RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
APPROVING A GENERAL PLAN AMENDMENT
TO ADOPT THE 2007-2014 HOUSING ELEMENT**

WHEREAS, the City of Belmont General Plan Housing Element was last updated in August 2002, providing a plan for housing in the City through 2007; and,

WHEREAS, California Government Code Section 65588(e)(B) requires that all cities and counties within the regional jurisdiction of the Association of Bay Area Governments (ABAG), including Belmont, shall update their respective Housing Elements by June 30, 2007; and,

WHEREAS, the California Office of Housing and Community Development granted a two year extension for the previous planning period through June 30, 2009; and,

WHEREAS, the City of Belmont has undertaken a comprehensive review of the community's housing issues in accordance with the requirements of the State of California Housing Element Guidelines, including making adequate provisions for the housing needs of all economic segments of the community; and,

WHEREAS, the City of Belmont has prepared an updated General Plan Housing Element (2007-2014) that provides:

1. Adequate analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs; and,
2. Appropriate statements of community goals, policies and quantified objectives for housing; and,
3. Adequate identification of scheduled programs for the preservation, improvement and development of housing; and

WHEREAS, the updated 2007-2014 Housing Element includes policies, quantified objectives and programs for meeting the City of Belmont's 'fair share' of the regional housing need, as projected by the Association of Bay Area Government's (ABAG) 2008 Regional Housing Needs Determination Study; and,

WHEREAS, the City Council hereby determines that the 2007-2014 Housing Element achieves the goals and objectives of the City, as contained in the General Community Goals and Policies of the Belmont General Plan, because the proposed Housing Element will:

1. *Preserve existing neighborhoods;*
2. *Preserve open spaces and sensitive natural environments;*
3. *Renovate and develop older areas of the City;*
4. *Protect against hazards by:*
 - a. *Maintaining low densities in steep hillside areas;*
 - b. *Supporting mixed-uses in more densely developed portions of the City; and*

c. *Supporting the provision of adequate public services and the mitigation of development impacts on such services.*

WHEREAS, the Belmont Planning Commission, by adoption of Resolution Number 2010-13, has recommended that the City Council approve the General Plan Amendment to the Housing Element, thereby adopting the 2007-1014 Housing Element and Negative Declaration of Environmental Impacts; and,

WHEREAS, the City Council hereby adopts the staff report dated July 27, 2010 and the facts contained therein as its own findings of facts; and,

WHEREAS, the City Council, after notification in the prescribed manner, conducted a public hearing on June 22, 2010, at which hearing the Council received testimony, both written and oral, on the proposed 2007-2014 Housing Element; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont approves a General Plan Amendment to the Housing Element, thereby adopting the 2007-2014 Housing Element.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on July 27, 2010 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

CLERK of the City of Belmont

APPROVED:

MAYOR of the City of Belmont

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
ADOPTING AN INITIAL STUDY AND NEGATIVE DECLARATION OF
ENVIRONMENTAL IMPACTS RELATED TO THE 2007-2014 HOUSING ELEMENT,
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, an Initial Study and a Negative Declaration of Environmental Impacts has been prepared for the proposed General Plan Amendment request to Adopt the proposed 2007-2014 Housing Element; and,

WHEREAS, an Initial Study on the proposed 2007-2014 Housing Element has found that the Housing Element has no potential for adverse environmental impacts; and,

WHEREAS, the draft Initial Study/Mitigated Negative Declaration was prepared and posted at the County of San Mateo Recorder's office for a 30-day public review period commencing on March 26, 2010, and ending on April 26, 2010; and,

WHEREAS, the City noticed the availability of the Initial Study/Negative Declaration along with the *Notice of Intent to Adopt a Negative Declaration* at Belmont City Hall as well as the Belmont Public Library, and provided written notification to all persons on the housing interest notification list; and,

WHEREAS, one response to the Negative Declaration was received during the public comment period and the City of Belmont responded in writing and addressed the concerns raised via text modifications in the Housing Element; and,

WHEREAS, a public hearing was duly noticed, held on June 22, 2010, and closed; and,

WHEREAS, the City Council has considered the potential impacts of the proposed project as set forth in the Initial Study/Negative Declaration of environmental significance attached to the June 22, 2010 Council staff report, and finds that there are no significant effects on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont adopts the Initial Study and Negative Declaration of Environmental Impacts, Pursuant to the California Environmental Quality Act.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on July 27, 2010 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

APPROVED:

CLERK of the City of Belmont

MAYOR of the City of Belmont